

MINUTES OF THE MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

March 19, 2015

On March 19, 2015, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

PRESENTATION

PROGRESS Center: Fiscal Year 2014 Report

At 6:30 p.m., Elisa Johnson, Director, PROGRESS Center, Administration Division, Department of Housing and Community Development (HCD) with the help of her division staff gave their 2014 annual report on the Progress Center. PROGRESS Center staff reported on their 2014 and 2015 achievements and areas of focus. A discussion followed with the presentation ending at 7:07 p.m.

CALL TO ORDER

FCRHA Chair Robert Schwaninger called the Meeting of the FCRHA to order at 7:07 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Robert Schwaninger, Chairman
Willard Jasper, Vice Chair
Matthew Bell
John Betts
Robert C. Carlson
Christopher Craig
C. Melissa Jonas
Richard Kennedy
Albert J. McAloon
Rod Solomon

ABSENT

H. Charlen Kyle

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Kurt Creager, Director; Robert Easley, Deputy Director, Operations; Hossein Malayeri, Deputy Director, Real Estate, Finance and Development; Tom Fleetwood, Director, FCRHA Policy, Reporting and Communications Division; Ashley Montgomery, Director, Public Affairs, FCRHA Policy, Reporting and Communications Division; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM) Division; Michael Pearman, Portfolio Manager, REFGM; Carol Erhard, Director, Homeownership and Relocation Services Division; Leo LeDuc, Director, Property Management (PM) Division; Rex Peters, Associate Director, Real Estate, Design, Development and Construction Division; Charlene Fuhrman-Schulz, Steve Knippler, Senior Program Manager, FCRHA Policy, Reporting and

Communications Division; Mike Trent, Network Analyst, ISS; and Jodi Cienki, FCRHA Assistant. Other Fairfax County staff in attendance: Cynthia A Bailey, Senior Assistant County Attorney; and Susan Timoner, Ryan Wolf and Alan Weiss, Assistant County Attorneys and FCRHA Counsel.

PUBLIC HEARING

Draft Fairfax County Redevelopment and Housing Authority (FCRHA) Moving to Work Plan for Fiscal Year 2016.

The FCRHA Chair opened the Public Hearing at 7:07. With no one signed up and no one in the audience wishing to speak, the Chair closed the Public Hearing at 7:08.

Fairfax County Redevelopment and Housing Authority (FCRHA) FY 2016 Proposed Budget and the Certification of the FY 2016 Proposed Budget as Consistent with the Proposed FCRHA Strategic Plan – Action Plan for FY 2016.

The FCRHA Chair opened the Public Hearing at 7:08. With no one signed up and no one in the audience wishing to speak, the Chair closed the Public Hearing at 7:08.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:08. With no one signed up and no one in the audience wishing to speak, the Chair closed Citizen Time at 7:08.

APPROVAL OF MINUTES

January 29, 2015

A motion was made by Commissioner Jonas, seconded by Commissioner Jasper that the FCRHA approve the Minutes of the January 29, 2015 Meeting. A vote was taken and the motion carried with Commissioner Craig abstaining and Commissioner Solomon not in the room at the time of the vote.

February 19, 2015 Special Meeting

A motion was made by Commissioner Bell, seconded by Commissioner Kennedy that the FCRHA approve the Minutes of the February 19, 2015 Special Meeting. A vote was taken and the motion carried with Commissioner Solomon not in the room at the time of the vote.

ACTION ITEMS

1.

RESOLUTION NUMBER 09-15

Approval of the Proposed Interim Agreement with CHPPENN I, LLC for the
Redevelopment of the North Hill Property (Mount Vernon District)

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the execution of the proposed Interim Agreement between the FCRHA and CHPPENN I, LLC regarding the North Hill property, and

BE IT FURTHER RESOLVED that the FCRHA authorizes any Assistant Secretary, on behalf of the Authority, to execute and deliver the Interim Agreement and to take any other action as may be necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

After a brief discussion a motion was made by Commissioner Carlson, seconded by Commissioner Bell to adopt Resolution Number 09-15. A roll call vote was taken and the motion carried as follows:

AYE

Robert Schwaninger, Chairman
Willard Jasper, Vice Chair
Matthew Bell
Robert C. Carlson
Christopher Craig
C. Melissa Jonas
Richard Kennedy
Albert J. McAloon
Rod Solomon

NAY

John Betts

ABSTAIN

2.

RESOLUTION NUMBER 10-15

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to
Exercise the Option to Purchase One Affordable Dwelling Unit at MetroWest,
Section 2 (Pulte) (Providence District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby elects to authorize the purchase of one Affordable Dwelling Unit (ADU) in the MetroWest, Section 2 (Pulte) development; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes expending up to \$126,750 from the Housing Trust Fund for the acquisition of one unit at the MetroWest, Section 2 (Pulte) Development; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements and to take any other steps necessary or appropriate in connection with the purchase of the unit as described in the Action Item presented on March 19, 2015.

After a brief discussion a motion was made by Commissioner Kennedy seconded by Commissioner Solomon to adopt Resolution Number 10-15. A roll call vote was taken and the motion carried as follows:

AYE

Robert Schwaninger, Chairman
Willard Jasper, Vice Chair
C. Melissa Jonas
Richard Kennedy
Albert J. McAloon
Rod Solomon

NAY

John Betts
Robert C. Carlson

ABSTAIN

Matthew Bell
Christopher Craig

3.

RESOLUTION NUMBER 11-15

Authorization to Establish Tax-Exempt and Taxable Lines of Credit with United Bank

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the establishment with United Bank of a tax-exempt line of credit in the amount of \$1.0 million and a taxable line of credit in the amount of \$5.0 million as described in the Action Item presented to the FCRHA at its meeting on March 19, 2015;

BE IT FURTHER RESOLVED that the FCRHA authorizes the Chairman, Vice Chairman, Secretary or any Assistant Secretary to execute all necessary documents to effectuate the establishment of such tax-exempt and taxable lines of credit, the execution thereof by any such officer to constitute conclusive evidence of FCRHA's approval thereof, and that each such officer is further authorized, empowered and directed to do all such other acts and things and to execute all such other documents and instruments as may be necessary or appropriate to carry out and comply with the provisions of such lines of credit and as may be necessary or appropriate, on the advice of bond counsel, for purposes of establishing or preserving the tax-exemption of the tax-exempt line of credit.

After a brief discussion a motion was made by Commissioner Kennedy, seconded by Commissioner McAloon to adopt Resolution Number 11-15. A vote was taken and the motion carried with Commissioner Betts abstaining.

4.

RESOLUTION NUMBER 12-15

Consent of Fairfax County Redevelopment and Housing Authority to Sale of Reston
Glen Apartments to KRE CC Reston Glen Owner LLC and Delegation of Authority
Regarding Future Consent (Hunter Mill District)

WHEREAS, Workforce Reston Glen LLC, is the current owner ("Current Owner") of the 200-unit residential rental property known as Reston Glen Apartments (the "Project"), located in Fairfax County, at 12265 Laurel Glade Court, Reston, Virginia; and

WHEREAS, the Current Owner desires to sell the Project to KRE CC Reston Glen Owner LLC ("New Owner") for \$29,419,584; and

WHEREAS, two Land Use Restriction Agreements ("LURAs") recorded among the land records against the Project require that the Fairfax County Redevelopment and Housing Authority ("FCRHA") consent to such a sale of the Project to the New Owner; and

WHEREAS, the FCRHA wishes to consent to the sale of the Project to the New Owner; and

WHEREAS, the New Owner, as well as any other future owner of the Project, will need to obtain the consent of the FCRHA to any future sale of the Project during the term of either LURA; and

WHEREAS, as a matter of administrative convenience, the FCRHA wishes to delegate the authority to consent to such future sales of the Project in

NOW THEREFORE, BE IT RESOLVED THAT the FCRHA consents to the sale of the Project by the Current Owner to the New Owner, provided that the New Owner executes an agreement expressly assuming the obligations of the LURAs and provides the FCRHA with a legal opinion as to the enforceability thereof; and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes Kurt Creager, Assistant Secretary, and any other Assistant Secretary, on behalf of the FCRHA, to execute any document and take any other action reasonably necessary to effectuate such transaction; and

BE IT FURTHER RESOLVED THAT the FCRHA delegates the authority to consent to future sales of the Project to each Assistant Secretary of the FCRHA, provided that the prospective new owner executes an agreement expressly assuming the obligations of the LURAs and provides the FCRHA with a legal opinion as to the enforceability thereof.

A presentation was provided by Ryan Wolf, Assistant County Attorney. A motion was made by Commissioner Jasper, seconded by Commissioner Kennedy, to adopt Resolution Number 12-15. A vote was taken and the motion carried unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 13-15

Certification of the Fairfax County Redevelopment and Housing Authority (FCRHA) Proposed FY 2016 Budget as Consistent with the Adopted FCRHA Strategic Plan – Action Plan for FY 2016

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) certifies that the requested FY 2016 FCRHA Budget, as included in Administrative Item 1 at its February 19, 2015 special meeting, is consistent with the adopted FCRHA Strategic Plan – Action Plan for FY 2016, approved at the February 19, 2015 FCRHA meeting, in compliance with Section 36-19.2(B) of the Code of Virginia.

A motion was made by Commissioner Carlson, seconded by Commissioner Kennedy, to adopt Resolution Number 13-15. A vote was taken and the motion carried unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Regular Meeting Summary – January 29, 2015
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – February 19, 2015
3. Summary of the Board of Supervisors Housing Committee Meeting – February 10, 2015
4. Minutes of the Finance Committee Meeting – March 11, 2015

5. Minutes of the Planning and Development Committee – March 11, 2015
6. Update on the Housing Choice Voucher Payment Standards – Brief Discussion –
During this discussion the Commissioners asked that staff change the language in the second paragraph to clarify that the FCRHA, at the recommendation of staff, determined that it was no longer financially necessary to implement all of the measures that were under consideration prior to sequestration.
7. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – April and May 2015

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Bell, seconded by Commissioner Jasper, to adjourn the meeting at 7:58 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Robert Schwaninger, Chairman

Kurt Creager, Assistant Secretary